

Meeting: Commercial Pre-Application

Meeting Date: April 3, 2019

1. Dale Williams/Deep Springs Holdings

Remodel Existing Structure (formerly ABC Liquor Store) located at 901 S. Dixie Freeway. Re-purpose into 4 tenant spaces. Project had been dormant, but now being resurrected. Thus, City has requested the following to re-engage the project: Site & Architectural plans w/facade renderings, landscaping and parking; establish separate water/sewer for each tenant space; and re-open the Demolition Permit so an official inspection can be conducted.

2. Robert Riddle/Stacy Lane

Owner asking to split the 3 existing lots into 6 lots total. City stated owner would need to establish a subdivision for that consideration. However, City said owner could split just one of the existing 3 lots without having to establish a subdivision with all its criteria. According to the City only one lot split allowed as the land was already split into 3 lots in 2006.

3. Jennifer Peace for Causeway Construction/1050 Old Mission Road

Property is located near Sugar Mill Ruins Travel Park (RV), has access via Josephine Street, but not considered part of the Park. This is an existing concrete slab located within City Limits. Former structure was lost during a hurricane. Owners want to place a 24' x 40' building on the slab to hold vehicles and will not require utilities. City stated the new building would need flood ducting and be considered an accessory to the existing residence (mobile home) zoned MH2.

4. Brian Henry/Sundance Trace

Property is zoned R3A and under contract for Brian Henry to purchase. The concerns brought forth are with regards to septic vs. sewer. Septic would be the most cost effective, yet the City conveyed there is now a City Commission policy in place whereby septic would most likely not be approved. The potential owner and his representative challenged the statement saying it "infringed on personal property rights". City suggested the potential owner & representative investigate options with regards to whether or not the gravity flow was actually -2, whether a 'grinder pump' could be installed, or whether a collection/manifold type system could be installed. City also suggested they consult with Atlantic Center for the Arts on whether they could somehow tap into their sewer infrastructure and to ensure they met with Dana (?) to obtain her opinion.